

City of Detroit

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NOTICE OF PUBLIC HEARING

The Detroit City Planning Commission will conduct a public hearing on a proposed amendment to the Detroit Zoning Ordinance:

THURSDAY, DECEMBER 3, 2020 AT 6:00 PM

to consider the request of the Hamilton Corridor, LLC to amend Article XVII, District Map No. 58 of the 2019 Detroit City Code, Chapter 50, Zoning, by showing a M2 (Restricted Industrial District) zoning classification where a R2 (Two-Family Residential District) zoning classification currently exists on property generally bounded by Ford Street on the north, Thompson Street/the border with the City of Highland Park on the east, the Lodge Service Drive on the south, and a north/south line approximately 120 feet west of Thompson Street/the City of Highland Park border on the west. The location of the proposed rezoning is indicated as the shaded area on the accompanying map.

The proposed map amendment is being requested to allow for the establishment of a parking lot for the parking of commercial vehicles that will be accessory to a warehouse building proposed to be built on adjacent land in the City of Highland Park.

The pertinent zoning district classifications are described as follows:

R2 Two-Family Residential District

The district is designed to protect and enhance those areas developed or likely to develop with single- or two-family dwellings. The district regulations are designed to promote a suitable environment for homes and for activities connected with family life. The only principal uses permitted by right are single- and two-family dwellings. Additional uses are conditional.

M2 Restricted Industrial District

This district is designed for a wide range of industrial and related uses which can function with a minimum of undesirable effects. Industrial establishments of this type provide a buffer between residential districts and intensive industrial districts. New residential construction is excluded from this district with the exception of loft conversions of existing buildings and of residential uses combined in structures with permitted commercial uses. These requirements are both to protect residences from an undesirable environment and to ensure reservation of adequate areas for industrial development.

Zoning Ordinance amendments require approval by the City Council following a separate public hearing conducted by the Council. The Council considers the matter upon receipt of a report and recommendation from the City Planning Commission. This Zoning Ordinance text and map amendment request is being considered consistent with the provisions of Article III, Division 2, 3 and 4 of Chapter 50 of the 2019 Detroit City Code, the Detroit Zoning Ordinance.

All interested persons are invited to be present and be heard as to their views. Persons making oral presentations are encouraged to submit written copies to the City Planning Commission, by US mail

or via e-mail at cpc@detroitmi.gov, for the record. Public comment/testimony may be given at the appropriate times during the meeting when called for. If you desire to speak and are attending the meeting online press the raise your hand icon at the bottom of the screen or press ALT-Y for a PC or OPT-Y for a MAC to raise your hand virtually. If attending by phone press *-9 to raise your hand.

If interpretation or translation services are needed, including for the hearing impaired, call the Department of Civil Rights, Inclusion & Opportunity at 313-224-4950. For further information on this proposal or the public hearing, please call (313) 224-6225. CPC Webpage: <https://detroitmi.gov/government/commissions/city-planning-commission>

Pursuant to the Michigan Open Meetings Act, as amended, and in response to the COVID-19 pandemic the Detroit City Planning Commission (CPC) will be meeting virtually using a videoconferencing platform. The next scheduled meeting of the CPC is Thursday, December 3, 2020 at 5:00 PM.

The CPC meeting may be viewed in the following manner.

Online:

<https://cityofdetroit.zoom.us/j/96355593579?pwd=TTloMzN5M3pmU1RKNXp1MjJlczN3UT09>

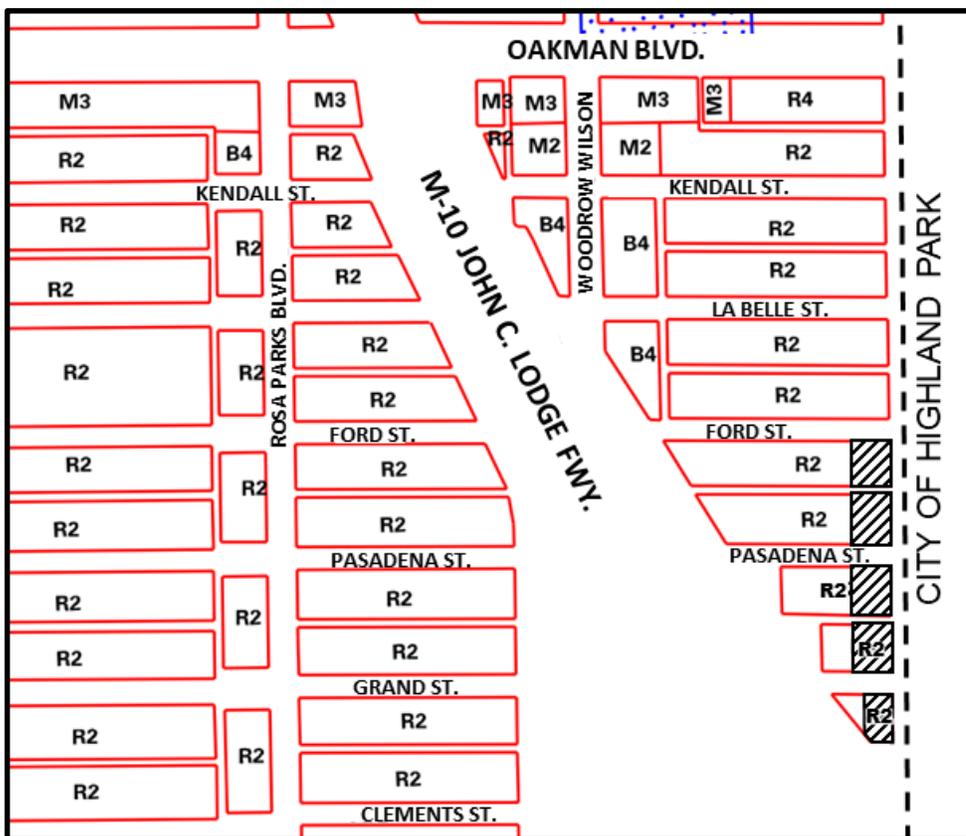
Or iPhone one-tap:

US: +12678310333,96355593579# or +13017158592,,96355593579#

Or by Telephone:

Dial (for higher quality, dial a number based on your current location):

US: +1 267 831 0333 or +1 301 715 8592 or +1 312 626 6799 or +1 213 338 8477 or +1 253 215 8782 or +1 346 248 7799 Webinar ID: 963 5559 3579



Highlighted Area Above Proposed Rezoning from R2 to M2